



TOWN OF ARLINGTON
REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design
Review Procedures (Section 3.4 of the Zoning Bylaw)

Docket No. _____

1. Property Address 882-892 Massachusetts Ave
Name of Record Owner(s) 882-892 Massachusetts Ave, LLC Phone 781-654-6306
Address of Owner 452 Massachusetts Ave, Ste 203, Arlington, MA 02474
Street City, State, Zip
2. Name of Applicant(s) (if different than above) Same as above
Address _____ Phone _____
Status Relative to Property (occupant, purchaser, etc.) _____
3. Location of Property Map 126, Block 1, Lots 6 and 7
Assessor's Block Plan, Block, Lot No.
4. Deed recorded in the Registry of deeds, Book 1523, Page 101;
-or- registered in Land Registration Office, Cert. No. _____, in Book _____, Page _____.
5. Present Use of Property (include # of dwelling units, if any) Retail, Service, Restaurant
6. Proposed Use of Property (include # of dwelling units, if any) Mixed-Use
21 Apartment Units, 1,750 SF Retail
7. Permit applied for in accordance with _____ 3.4 _____ Environmental Design Review
the following Zoning Bylaw section(s) 5.5.2 _____ Dimensional and Density Regulations
SP _____ (Mixed-Use <=20,000SF)
section(s) title(s)
8. Please attach a statement that describes your project and provide any additional information that may aid the ARB in understanding the permits you request. Include any reasons that you feel you should be granted the requested permission.
See Attached

(In the statement below, strike out the words that do not apply)

The applicant states that 882-892 Massachusetts Ave, LLC is the owner -or- occupant -or- purchaser under agreement of the property in Arlington located at 882-892 Massachusetts Ave which is the subject of this application; and that unfavorable action -or- no unfavorable action has been taken by the Zoning Board of Appeals on a similar application regarding this property within the last two years. The applicant expressly agrees to comply with any and all conditions and qualifications imposed upon this permission, either by the Zoning Bylaw or by the Redevelopment Board, should the permit be granted.

Signature of Applicant(s)

Address

Phone



Town of Arlington Redevelopment Board
Application for Special Permit in accordance with
Environmental Design Review (Section 3.4)

Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at arlingtonma.gov/arb, for the full list of required submittals.

- X Dimensional and Parking Information Form (see attached)
- X Site plan of proposal
- N/A Model, if required
- X Drawing of existing conditions
- X Drawing of proposed structure
- X Proposed landscaping. May be incorporated into site plan
- X Photographs
- X Impact statement
- N/A Application and plans for sign permits
- X Stormwater management plan (for stormwater management during construction for projects with new construction)

FOR OFFICE USE ONLY

_____ Special Permit Granted	Date: _____
_____ Received evidence of filing with Registry of Deeds	Date: _____
_____ Notified Building Inspector of Special Permit filing	Date: _____

TOWN OF ARLINGTON REDEVELOPMENT BOARD

Petition for Special Permit under Environmental Design Review (see Section 3.4 of the Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

1. **Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.
2. **Relation of Buildings to Environment.** Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
3. **Open Space.** All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.
4. **Circulation.** With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.
5. **Surface Water Drainage.** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

6. **Utility Service.** Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
7. **Advertising Features.** The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

8. **Special Features.** Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
9. **Safety.** With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.
10. **Heritage.** With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.
11. **Microclimate.** With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.
12. **Sustainable Building and Site Design.** Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. [LEED checklists can be found at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b>]

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw):

1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.
2. The requested use is essential or desirable to the public convenience or welfare.
3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.
4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.
5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.
6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.
7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

TOWN OF ARLINGTON

Dimensional and Parking Information
for Application to
The Arlington Redevelopment Board

Docket No. _____

Property Location 882-892 Massachusetts Ave

Zoning District B2

Owner: 882-892 Massachusetts Ave, LLC

Address: 452 Massachusetts Ave, Arlington, MA

Present Use/Occupancy: No. of Dwelling Units:

Retail, Service, Restaurant

Uses and their gross square feet:

1-Story 5,016 SF

Proposed Use/Occupancy: No. of Dwelling Units:

Mixed-Use, 21 Apartment Units & 1,750 SF Retail

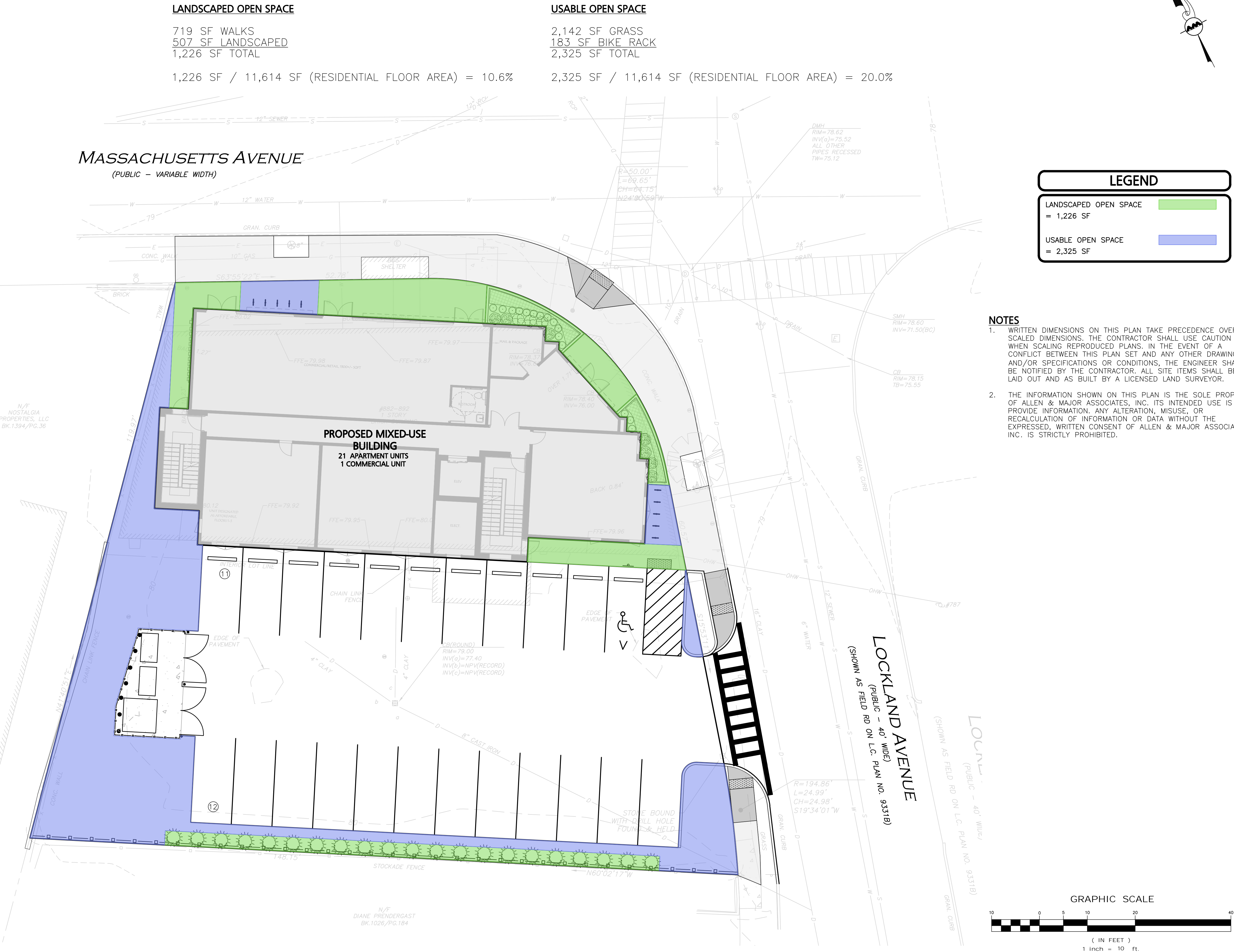
Uses and their gross square feet:

4-Story Mixed-Use

	Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
Lot Size	14,381 SF	14,381 SF	min. ----
Frontage	208 FT	208 FT	min. ----
Floor Area Ratio	0.35	1.23	max. 1.5
Lot Coverage (%), where applicable	34.9%	30.8%	max. ----
Lot Area per Dwelling Unit (square feet)	N/A	685 SF	min. ----
Front Yard Depth (feet)	0 FT	2.7 FT	min. ----
Side Yard Width (feet) right side	--	--	min. ----
left side	1.3 FT	3.4 FT	min. ----
Rear Yard Depth (feet)	53.6 FT	63.0 FT	min. 20.3 FT
Height	----	-----	min. -----
Stories	1-STORY	4-STORY	stories 4-STORY
Feet	13.5 FT	47'-4" FT	feet 50 FT
Open Space (% of G.F.A.)	-----	-----	min. -----
Landscaped (square feet)	760 SF	1,226 SF(10.6%)	(s.f.) 1,161 SF (10%)
Usable (square feet)	0 SF	2,325 SF(20%)	(s.f.) 2,323 SF (20%)
Parking Spaces (No.)	UNKNOWN	23 SPACES	min. 25 SPACES
Parking Area Setbacks (feet), where applicable	0 FT	5 FT	min. 5 FT
Loading Spaces (No.)	N/A	N/A	min. N/A
Type of Construction	NEW CONSTRUCTION		
Distance to Nearest Building	12.1 FT	18.3 FT	min.

LANDSCAPE PLAN | L-101

R:\PROJECTS\2729-01\CIVIL\DRAWINGS\CURRENT\C-2729-01_OPEN SPACE.DWG



PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

2	06/23/2020	ISSUED FOR ARB
1	04/10/2020	ISSUED FOR ARB
REV	DATE	DESCRIPTION

APPLICANT/OWNER:
882-892 MASSACHUSETTS AVE, LLC
452 MASSACHUSETTS AVE, STE 1
ARLINGTON, MA 02474

PROJECT:
892 MASSACHUSETTS AVE
ARLINGTON, MA 02476

PROJECT NO.	2729-01	DATE:	04-10-20
SCALE:	1" = 10'	DWG. NAME:	C2729-01
DESIGNED BY:	ARM	CHECKED BY:	BDJ/RC

PREPARED BY:

ALLEN & MAJOR ASSOCIATES, INC.
civil engineering • land surveying
environmental consulting • landscape architecture
www.allenmajor.com
100 COMMERCE WAY, SUITE 5
WOBURN MA 01801
TEL: (781) 935-6889
FAX: (781) 935-2896

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DRAWING TITLE:	SHEET No.
OPEN SPACE FIGURE	EX-1

719 SF WALKS
507 SF LANDSCAPED
1,226 SF TOTAL

1,607 SF GRASS
183 SF BIKE RACK

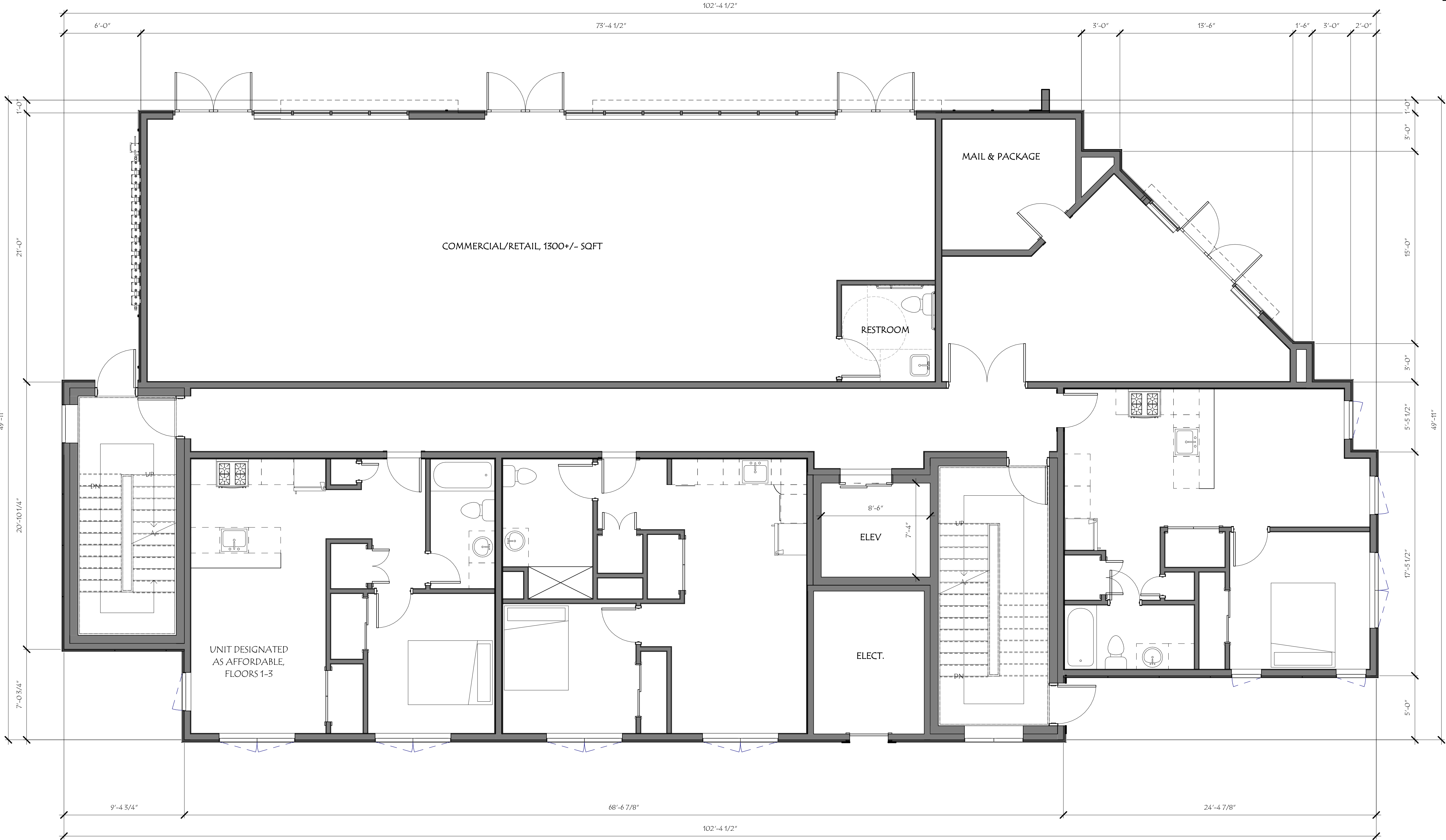
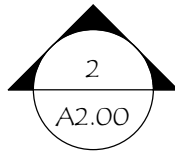
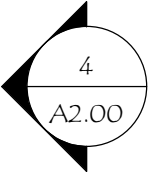
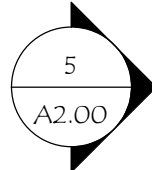
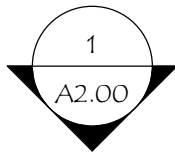
1,790 SF TOTAL

R:\PROJECTS\2729-01\CIVIL\DRAWINGS\ARCHIVE\2020-07-15-NEW BUILDING\C-2729-01_OPEN_SPACE.DWG



Revisions:		Scale:	
#	Description	Date	
1/4" = 1'-0"	PPS/LS	ALW	
2020004			
07/20/20			

NOTE: SEE CIVIL FOR SITEWORK



1 1ST FLOOR
1/4" = 1'-0"

ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

NOT FOR
CONSTRUCTION



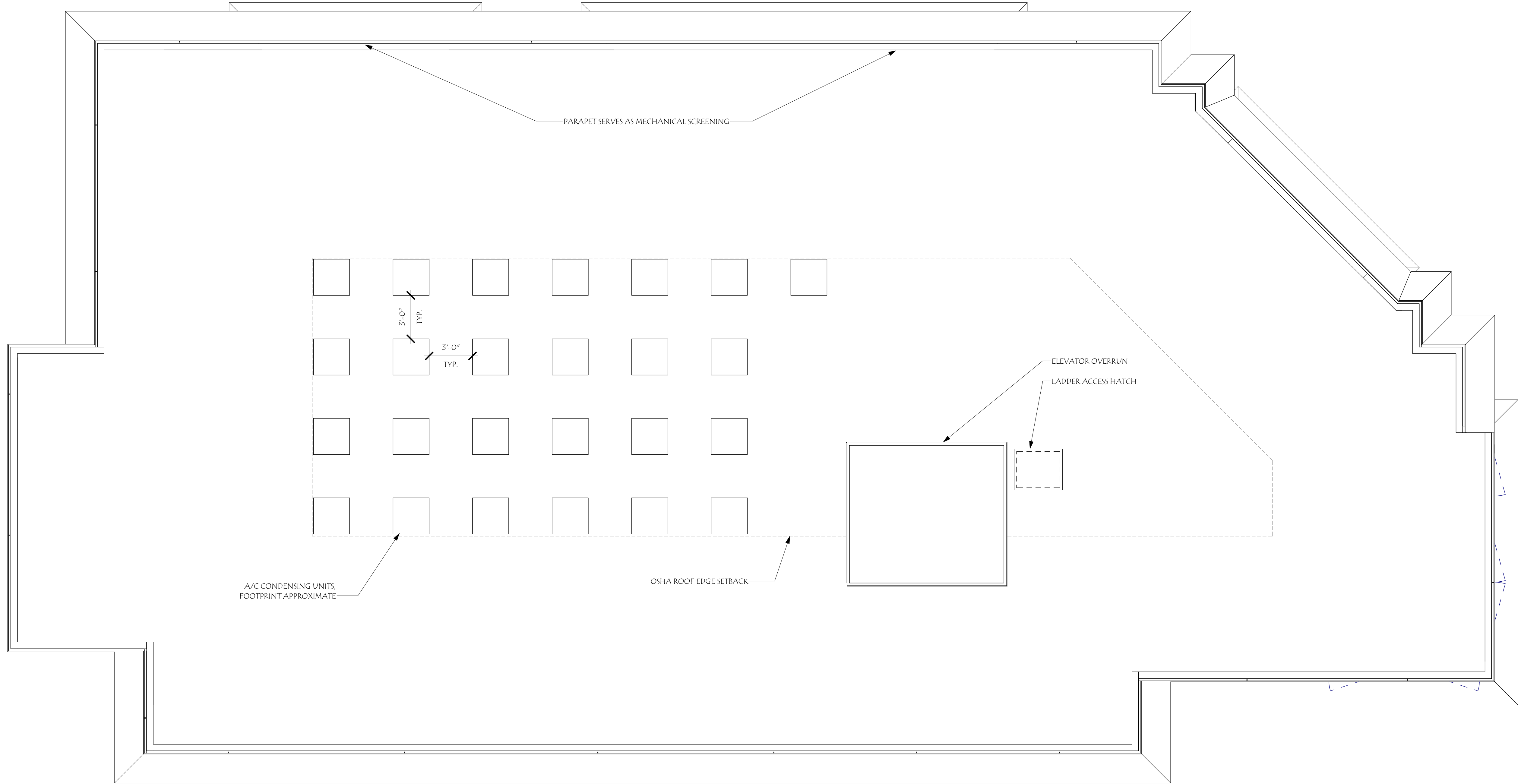
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#	Description

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Project No.:	2020004	07/20/20
Date:	7/14/2020 9:46:59 PM	

Title:
OVERALL PLAN -
FIRST FLOOR

A1.02





ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

NOT FOR
CONSTRUCTION



Title: OVERALL PLAN - ROOF	Scale:	1/4" = 1'-0"	Revisions:		
	Drawn By:	PPS/LS	#	Description	Date
A1.04	Checked By:	ALW			
	Project No.:	2020004			
	Date:	07/20/20			

NOT FOR
CONSTRUCTION

ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

Revisions:	#	Description	Date

Scale:	1/8" = 1'-0"
Drawn By:	PPS/LS
Checked By:	ALW
Project No.:	2020004
Date:	07/20/20

Title: BUILDING ELEVATIONS	A2.00



③ CORNER ELEVATION
1/8" = 1'-0"



② SOUTH ELEVATION
1/8" = 1'-0"



⑤ WEST ELEVATION
1/8" = 1'-0"



④ EAST ELEVATION
1/8" = 1'-0"



① NORTH ELEVATION
1/8" = 1'-0"

MATERIAL NOTES:

- ♦ PAINTED FIBER CEMENT PANEL, TYP. ALL LOCATIONS.
- ♦ CORNICE/TRIM TO BE FIBER CEMENT OR AZEK WITH METAL FLASHING PAINTED TO MATCH.



② RETAIL CORNER



① STREET INTERSECTION

NOT FOR
CONSTRUCTION

ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

Revisions:		Date
#	Description	

Scale:	PPS/LS
Drawn By:	ALW
Checked By:	20200004
Project No.:	07/20/20
Date:	

Title: BUILDING PERSPECTIVES	A2.01

NOTE: CONTEXT BUILDING HEIGHTS AND ELEVATIONS APPROXIMATED.



② LOCKELAND AVE ELEVATION
1/16" = 1'-0"



① MASS AVE ELEVATION
1/16" = 1'-0"

NOT FOR
CONSTRUCTION

ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

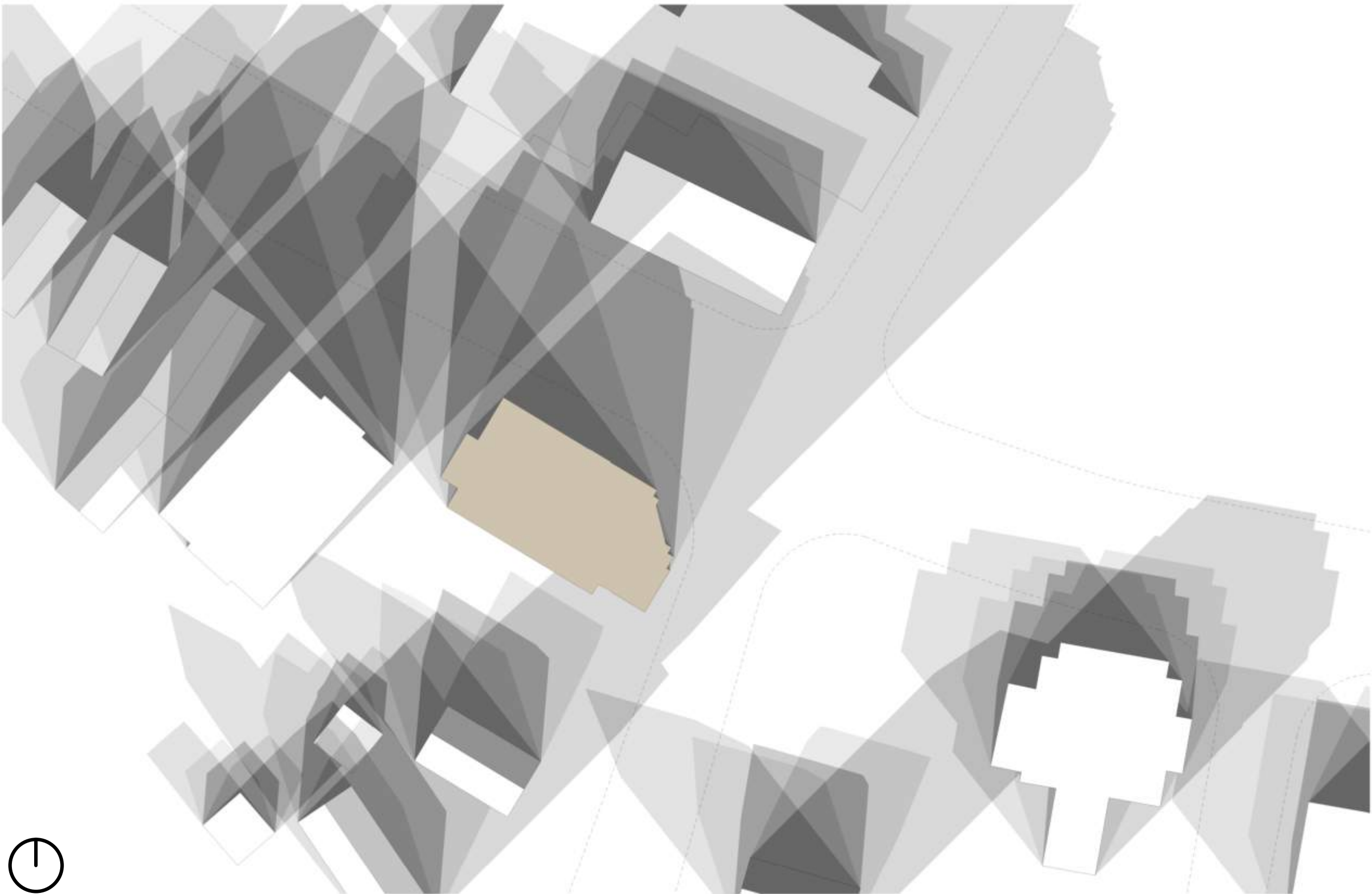
Revisions:		
#	Description	Date

1/16" = 1'-0"
PPS/LS
ALW
20200004
07/20/20

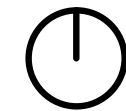
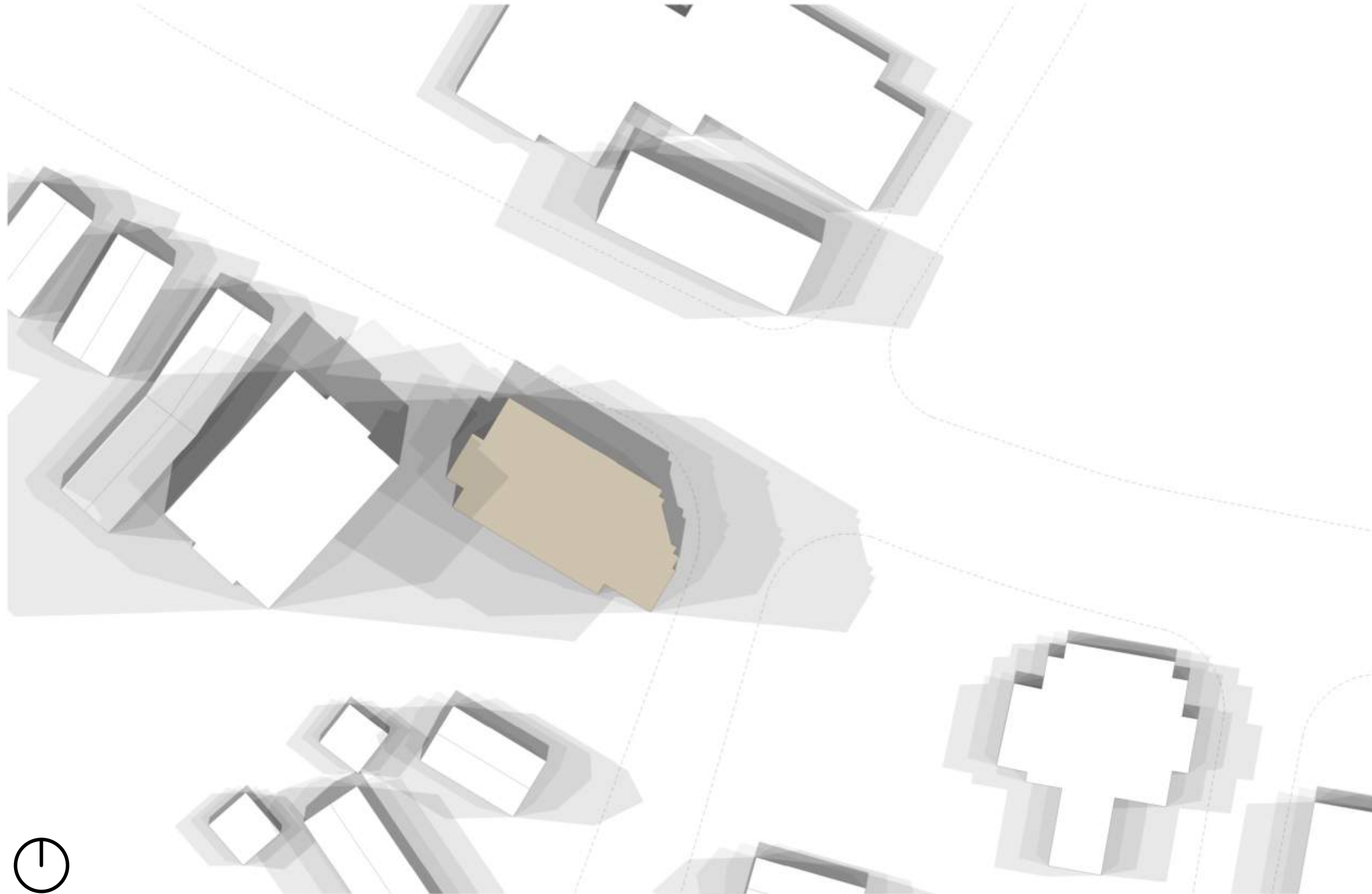
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Title:
STREET ELEVATIONS

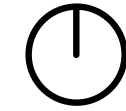
A2.02



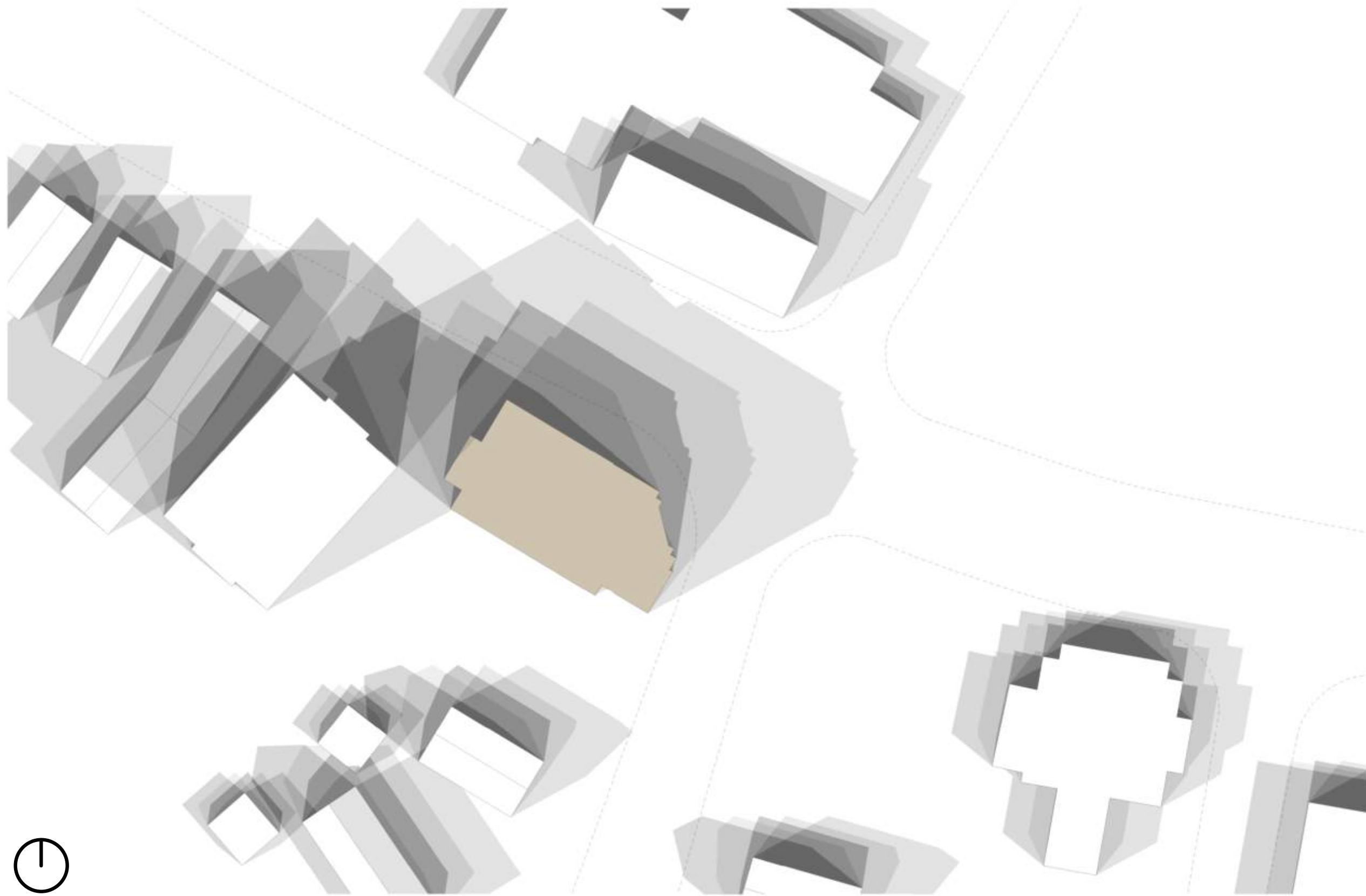
WINTER - 9:00AM TO 3:00PM



SUMMER - 7:30AM TO 4:30PM



SPRING/FALL - 9:00AM TO 3:00PM



Title:
SOLAR STUDIES

A9.01

Scale:	pp5/LS
Drawn By:	ALW
Checked By:	20200004
Project No.:	07/20/20
Date:	

Revisions:		
#	Description	Date

ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

NOT FOR
CONSTRUCTION



Title:
CORNER RENDER

A9.02

Scale:
Drawn By:
Checked By:
Project No.:
Date:

PPS/LS
ALW
20200004
07/20/20

Revisions:		
#	Description	Date

ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

NOT FOR
CONSTRUCTION



ARLINGTON MIXED USE

882-892 MASS AVE
ARLINGTON, MA

NOT FOR
CONSTRUCTION

MARKET
SQUARE
ARCHITECTS
104 Congress St., STE 203
Portsmouth, NH 03801
PH: 603.501.0202

Revisions:		Date
#	Description	

Scale:	PPS/LS
Drawn By:	ALW
Checked By:	20200004
Project No.:	07/20/20
Date:	

Title: LOCKELAND RENDER	A9.03
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